

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, NOVEMBER 10, 2022, AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

BRIEFING: THURSDAY, NOVEMBER 10, 2022, AT 11:00 AM
COUNCIL CHAMBERS, SECOND FLOOR

APPEALS

- V-22-74** Appeal of **William Evan Ziegler** of a decision of an administrative official in the Office of Buildings for a zoning and building permit complaint (21CAP-00000287) for property located at **752 Cumberland Road, N.E.**, fronting 180 feet on the north side of Cumberland Road and beginning 65 feet from the northwest intersection of Cumberland Road and Cumberland Circle. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: William Evans Ziegler
Council District 6, NPU F
- V-22-118** Appeal of **Ross Antonakos** of a decision of an administrative official in the Office of Buildings for the revocation of a sign permit (BS-202200220) for property located at **1395 Woodmont Lane, N.W.**, fronting 183 feet on the north side of Woodmont Lane and beginning at the northwest intersection of Woodmont Lane and Chattahoochee Avenue. Zoned I-2 (Heavy Industrial). Land Lot 192 of the 17th District, Fulton County, Georgia.
Owner: Dadi Investments, LLC
Council District 9, NPU D

NEW CASES

- V-22-101** Application of **Randy E. Pimsler** for a variance to exceed the allowable amount for paved areas in driveways from 1/3 to 74% of the total lot area in the front yard, increase the lot coverage from 50% to 59%, eliminate the limitations on the use of required yards for the purpose of parking or paving, a special exception to reduce the onsite parking from 22 spaces to 7 spaces and a special exception to increase the height of a fence in the north, east and rear yard from 6 feet to 8 feet for the construction of a pre-school for property located at **604 & 698 Cooledge Avenue, N.E. and 1041 & 1045 Monroe Drive, N.E. (pending lot consolidation)**, fronting approximately 110 feet on the north side of Cooledge Avenue, approximately 100 feet on the east side of Monroe Drive and beginning 127 feet from the northeast intersection of Cooledge Avenue and Monroe Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Eliyahu Schusterman
Council District 6, NPU F
- V-22-116** Application of **Mike Parmelee** for a variance to reduce the west side yard setback from 15 feet to 12.5 feet and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **450 Valley Road, N.W.**, fronting 150 feet on the south side of Valley Road and beginning approximately 967 feet from the southeast intersection of Valley Road and Northside Drive. Zoned R-2 (Single Family Residential). Land Lot 140 of the 17th District, Fulton County, Georgia.
Owner: Albert Diehl
Council District 8, NPU B

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- V-22-117** Application of **Amba Okim** for a variance to increase the size of accessory structures from 30% to 94.5% of the main dwelling for property located at **400 Lynhurst Drive, S.W.**, fronting 100 feet on the east side of Lynhurst Drive and beginning 100 feet from the southeast intersection of Lynhurst Drive and Rebecca Drive. Zoned R-3 (Single Family Residential). Land Lot 236 of the 14th District, Fulton County, Georgia.
Owner: Alfred Motton
Council District 10, NPU I
- V-22-134** Application of **Antrell Gales** for a variance to reduce the front yard setback from 60 feet to 25 feet, to allow an accessory structure to project in front of the main structure and to increase the height of a fence and gate in the front from 4 feet to 8 feet for property located at **3605 Tuxedo Court, N.W.**, fronting approximately 95 feet on the north side of Tuxedo Court and beginning approximately 413 feet from the northwest intersection of Tuxedo Court and Tuxedo Road. Zoned R-2 (Single Family Residential). Land Lot 140 of the 17th District, Fulton County, Georgia.
Owner: Voltron Enterprises Trust
Council District 8, NPU A
- V-22-140** Application of **Juan F. Torruella** for a variance to reduce the front yard setback from 35 feet to 30 feet and to eliminate the requirement that garages be recessed and located a minimum distance of ten linear feet behind the front façade of the principal structure for the construction of a single family dwelling for property located at **1685 South Olympian Way, S.W.**, fronting 50 feet on the north side of South Olympian Way and 50 feet on the south side of North Olympian Way and beginning 642 feet from the northwest intersection of South Olympian Way and Olympian Circle. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Juan F. Torruella
Council District 10, NPU T
- V-22-141** Application of **Juan F. Torruella** for a variance to reduce the front yard setback from 35 feet to 30 feet and to eliminate the requirement that garages be recessed and located a minimum distance of ten linear feet behind the front façade of the principal structure for the construction of a single family dwelling for property located at **1681 South Olympian Way, S.W.**, fronting 50 feet on the north side of South Olympian Way and 50 feet on the south side of North Olympian Way and beginning 592 feet from the northwest intersection of South Olympian Way and Olympian Circle. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Juan F. Torruella
Council District 10, NPU T
- V-22-142** Application of **Randy Pimsler** for a variance to reduce the front yard setback from 35 feet to 20 feet for the construction of an addition to an existing single family dwelling for property located at **1596 May Avenue, S.E.**, fronting 60 feet on the north side of May Avenue and beginning 61 feet from the northwest intersection of May Avenue and Maynard Terrace. Zoned R-4 (Single Family Residential). Land Lot 175 of the 15th District, DeKalb County, Georgia.
Owner: Vishnu Rajeevan & Neha Shingane
Council District 5, NPU W

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- V-22-143** Application of **Nina E. Gentry** for a variance to reduce the front yard setback from 30 feet to 13.1 feet, the east side yard setback from 7 feet to 5.3 feet, the west side yard setback from 7 feet to 2.6 feet, the rear yard setback from 7 feet to 3.5 feet, eliminate the front porch requirement and to increase the lot coverage from 50% to 60% for the construction of a single family dwelling for property located at **1462 Hardee Street, N.E.**, fronting 26.70 feet on the north side of Hardee Street and beginning approximately 286 feet from the northwest intersection of Hardee Street and Mayson Avenue. Zoned R-5-C (Two Family Conditional). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Georgia Premier Renovations, LLC & Fuentes Realty Group, Inc.
Council District 5, NPU O
- V-22-144** Application of **Nichelle Bell** for a variance to reduce the east side yard setback from 20 feet to 4.5 feet and the west side yard setback from 7 feet to 4.5 feet for the construction of a commercial building for property located at **2479 Memorial Drive, S.E.**, fronting 40 feet on the south side of Memorial Drive and beginning 180 feet from the southwest intersection of Memorial Drive and Carter Avenue. Zoned R-LC (Residential Limited Commercial). Land Lot 181 of the 15th District, DeKalb County Georgia.
Owner: Jesse Paluch
Council District 5, NPU O
- V-22-145** Application of **Henry Bailey** for a special exception to reduce the onsite parking from 1,014 spaces to 115 spaces for a data center for property located at **1968 Marietta Road, N.W.**, fronting approximately 3,394 feet on the southwest side of Marietta Road and beginning approximately 848 feet from the southwest intersection of Marietta Road and Moore Street. Zoned I-2 (Heavy Industrial). Land Lots 223, 228, 229, 244 & 245 of the 17th District, Fulton County, Georgia.
Owner: Tilford Land Partners, LLC
Council District 9, NPU D
- V-22-146** Application of **Edward Karram** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **643 Larchmont Circle, N.W.**, fronting 111 feet on the north side of Larchmont Circle and beginning approximately 2,224 feet from the southeast intersection of Larchmont Circle and Larchmont Drive. Zoned R-4/HC-20Q (Single Family Residential/Collier Heights Historic District). Land Lot 239 of the 14th District, Fulton County, Georgia.
Owner: Carrie Young
Council District 10, NPU I
- V-22-147** Application of **Clayton Drew Pond** for a variance to reduce the rear yard setback from 15 feet to 10 feet 5 inches, the north side yard setback from 7 feet to 3 feet and the south side yard setback from 7 feet to 3 feet 2 inches for the construction of an accessory structure for property located at **2794 Atwood Road, N.E.**, fronting 75 feet on the west side of Atwood Road and beginning 332 feet from the northwest intersection of Atwood Road and Pinetree Drive. Zoned R-4/SPI-24 (Single Family Residential/Garden Hills Overlay). Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: Clayton Drew Pond
Council District 7, NPU B

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- V-22-148** Application of **Gail Mooney** for a variance to reduce the north and south yard setbacks from 20 feet to 4 feet for the construction of a single family dwelling for property located at **958 McDaniel Street, S.W.**, fronting 25 feet on the east side of McDaniel Street and beginning 175 feet from the southeast intersection of McDaniel Street and Mary Street. Zoned C-1-C (Community Business Conditional). Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Abraham Agbossounmonde
Council District 12, NPU V
- V-22-149** Application of **Michele Pizer** for a variance to reduce the west side yard setback from 7 feet to 6 inches, the east side yard setback from 7 feet to 3 feet, the rear yard setback from 15 feet to 10 feet and to increase the lot coverage from 50% to 53% for additions to an existing single family dwelling for property located at **750 Courtenay Court, N.E.**, fronting 37 feet on the north side of Courtenay Court and beginning approximately 277 feet from the northeast intersection of Courtenay Court and Courtenay Drive. Zoned R-4 (Single Family Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Michele Pizer
Council District 6, NPU F
- V-22-152** Application of **Jamescia Thomas** for a variance to reduce the half-depth front yard setback from 17.5 feet to 11.5 feet for the construction of an accessory dwelling unit for property located at **2569 Hosea L. Williams Drive, S.E.**, fronting 61 feet on the south side of Hosea L. Williams Drive and beginning at the southeast intersection of Hosea L. Williams Drive and Roseclair Drive. Zoned R-4 (Single Family Residential). Land Lot 204 of the 15th District, DeKalb County, Georgia.
Owner: Jamescia Thomas
Council District 5, NPU O

DEFERRED CASES

- V-22-35** Application of **Alicia Encalade** for a variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet and to eliminate the requirement that garages be recessed and located a minimum distance of ten linear feet behind the front façade of the principal structure for the construction of a single family dwelling for property located **1565 Linda Way, S.W.**, fronting 49.5 feet on the north side of Linda Way and beginning at the northwest intersection of Linda Way and Avenida Street. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14th District, Fulton County, Georgia.
Owner: Little Dollar Bill, Inc.
Council District 10, NPU T
- V-22-104** Application of **Anosh Ishak** for a variance to reduce the north side yard setback from 7 feet to 6 feet, the south side yard setback from 7 feet to 5.5 feet and the rear yard setback from 7 feet to 6.5 feet for the construction of a duplex for property located at **145 Hutchinson Street, N.E.**, fronting 54 feet on the east side of Hutchinson Street and beginning 60 feet from the northeast intersection of Hutchinson Street and Chipley Street. Zoned R-5-C (Two Family Residential Conditional). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Hadara Ishak
Council District 5, NPU O

Please click the following link to review a copy of the rules adopted on July 23, 2020
<http://www.atlantaga.gov/index.aspx?page=399>.

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- V-22-105** Application of **Gregory Curtis** for a variance to reduce the rear yard setback from 15 feet to 2 feet for the conversion of an accessory structure into an accessory dwelling unit for property located at **490 Sterling Street, N.E.**, fronting 50 feet on the west side of Sterling Street and beginning 216 feet from the southwest intersection of Sterling Street and Euclid Avenue. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15th District, DeKalb County, Georgia.
Owner: Deanna Joe & Gregory Curtis
Council District 2, NPU N
- V-22-120** Application of **Dianne Barfield** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street, a variance to allow a parking bay in the half-depth front yard and a variance to increase the width of a driveway from 20 feet to 43 feet for property located at **4660 Club Circle, N.E.**, fronting 150 feet on the north side of Club Circle and beginning at the northwest intersection of Club Circle and Angelo Drive. Zoned R-3 (Single Family Residential). Land Lot 13 of the 17th District, Fulton County, Georgia.
Owner: Penny Scheetz & Ben Aune
Council District 7, NPU B
- V-22-133** Application of **Dianne Barfield** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **4570 Club Terrace, N.E.**, fronting 130 feet on the west side of Club Terrace and beginning at the northwest intersection of Club Terrace and Club Valley Drive. Zoned R-3 (Single Family Residential). Land Lot 13 of the 17th District, Fulton County, Georgia.
Owner: Jonathan Kaspers
Council District 7, NPU B
- V-22-137** Application of **April Ingraham** for a variance to reduce the rear yard setback from 20 feet to 12 feet 1 ¼ inch for the construction of an attached garage for property located at **575 Peachtree Battle Avenue, N.W.**, fronting 100 feet on the northeast side of Peachtree Battle Avenue and beginning approximately 213 feet from the southeast intersection of Peachtree Battle Avenue and Manor Ridge Drive. Zoned R-3 (Single Family Residential). Land Lot 144 of the 17th District, Fulton County, Georgia.
Owner: Anne Rampacek
Council District 8, NPU C

END OF AGENDA